136.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,047,600 / 1,047,600
					USE VALUE:	1,047,600 / 1,047,600
					ASSESSED:	1,047,600 / 1,047,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		HILLSDALE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TULIMIERI JOSEPH F & ANN L
Owner 2:	
Owner 3:	
Street 1:	27 HILLSDALE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,732 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Wood Shingle Exterior and 2522 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8732.000	433,800		613,800	1,047,600
Total Card	0.200	433,800		613,800	1,047,600
Total Parcel	0.200	433,800		613,800	1,047,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.38 | /Parcel: 415.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	87122
GIS Ref	
GIS Ref	
Insp Date	09/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 136.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	434,000	0	8,732.	613,800	1,047,800	1,047,800	Year End Roll	12/18/2019
2019	101	FV	345,300	0	8,732.	647,900	993,200	993,200	Year End Roll	1/3/2019
2018	101	FV	345,300	0	8,732.	477,400	822,700	822,700	Year End Roll	12/20/2017
2017	101	FV	342,700	0	8,732.	456,900	799,600	799,600	Year End Roll	1/3/2017
2016	101	FV	342,700	0	8,732.	422,800	765,500	765,500	Year End	1/4/2016
2015	101	FV	316,600	0	8,732.	354,600	671,200	671,200	Year End Roll	12/11/2014
2014	101	FV	316,600	0	8,732.	346,400	663,000	663,000	Year End Roll	12/16/2013
2013	101	FV	316,600	0	8,732.	330,100	646,700	646,700		12/13/2012

!10533!

PRINT

Date	Time
12/11/20	00:49:42

LAST REV

Date	Time
10/10/17	10:10:26
ekelly	

USER DEFINED

Prior Id # 1:	87122
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10533

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11775-479		12/8/1969		26,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/12/2016	431	Re-Roof	9,800					REROOF
4/30/2008	415	Redo Kit	5,000			G9	GR FY09	gen`l upgrade - fl

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	MEAS&NOTICE	HS	Hanne S
2/9/2009	Measured	372	PATRIOT
12/1/1999	Mailer Sent		
11/19/1999	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8732		Sq. Ft.	Site		0	90.	0.78	10									613,764						613,800	

Total AC/HA:	0.20046	Total SF/SM:	8732	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	613,764	Spl Credit		Total:	613,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.13837206
Const Adj.:	0.98990101
Adj $ / SQ:	118.322
Other Features:	94250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454735
Depreciation:	20918
Depreciated Total:	433817

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

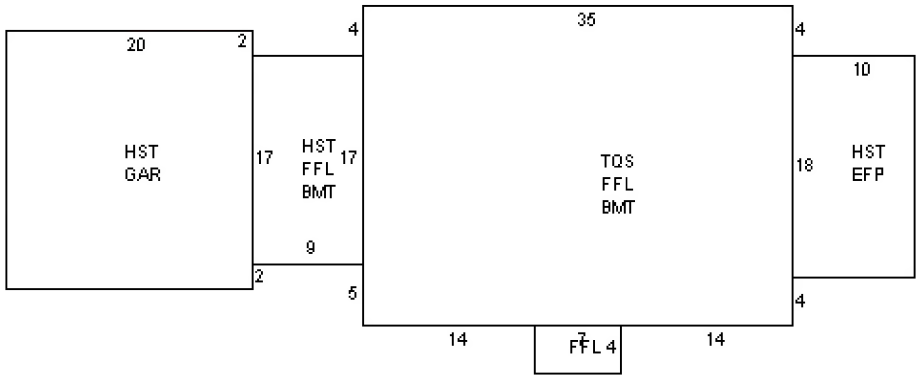
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	130.15
Special Features:	0	Val/Su Net:	113.77
Final Total:	433800	Val/Su SzAd	201.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,091	118.320	129,089
BMT	Basement	1,063	45.620	48,496
TQS	3/4 Story	683	118.320	80,755
GAR	Garage	420	20.740	8,711
HST	Half Story	377	118.320	44,548
EFP	Enclos Porch	180	41.920	7,546

Net Sketched Area:	3,813			Total:	319,145
Size Ad	2150	Gross Are	4417	FinArea	2522

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	